

SOLD



1 Nyes Crescent, Buderim



## Buderim Cutie...Full of Charm & Character!

This truly delightful Buderim home will appeal to those who like a house with character and charm; immaculately presented on a lovely 809m2 with leafy gardens, this is an affordable opportunity to enter the market in this highly sought after suburb.

Complete with three bedrooms, two bathrooms, open plan living, stylish galley kitchen, covered alfresco entertaining deck and two car accommodation on an easy care, fully fenced block with plenty of room for children and pets to play safely and securely; it's a very enticing package indeed.

Features include: stunning polished hardwood floors, stainless steel oven with gas cook top, ceiling fans, luxury ensuite with double spa bath, quality fixtures and fittings, walk-in robe in master and generous storage.

 3  2  2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	501

### Agent Details

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### Office Details

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**code**  
PROPERTY GROUP

The alfresco deck is an inviting and private place to enjoy social gatherings with family and friends, from quiet intimate dinners through to children's birthday parties; it is a fabulous addition to the home that just creates so much more living space. Soak up the magic of the tropical gardens, the privacy, and the gentle sea breezes...you'll be driving home from work visualising yourself pouring a glass of wine and heading out to the deck for some wind-down time!

So sweet and pleasant in every way, this is a home that will appeal to young couples, investors, empty nesters/downsizers who are seeking to purchase in a leafy pocket of Buderim only a short drive to everything!

Located just a two minute drive to Headland Golf Club, 5 minutes to Alexandra Headland, 7 minutes to Mooloolaba, 5 minutes to Maroochydore, 15 minutes to new hospital precinct and less than 5 minutes to Buderim village with its amenities including primary school; this is on the eastern side of Buderim, and is also in the Mountain Creek school zone.

Investor owners have had rented at \$415 per week, so returns are attractive; this is an ever popular area and finding a quality tenant is a breeze! Owner occupiers should note that the home is very modern inside and there is no money needing to be spent in the short-medium term, it has crisp fresh contemporary decor and is pristine throughout!

Owner has made firm decision to sell, so if you have any interest at all, you need to talk to us today!

Charming and sweet, this delightful home could be yours;  
3 bedrooms, 2 bathrooms, open plan living & dining;  
Stylish galley kitchen with gas cook top, good storage;  
Alfresco entertaining deck private & overlooking gardens;  
Hardwood polished floors, air-conditioning, spa bath;  
Double car accommodation, 809m<sup>2</sup> lush tropical gardens;  
Immaculately presented, modern, fresh & tasteful decor;

Suit investor, first home buyer or downsizer/baby boomer;  
Short drive to: Mooloolaba, Maroochydore, Buderim village;  
Investor owner currently receives \$415 per week return;  
Motivated seller, in a location & price-point that is in demand;

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*